

Estate &  
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Belvedere Court  
Alwoodley, Leeds  
LS17 8NF  
£595,000



**0113 246 4860**

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

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# Property Details

- **Beautifully Presented Four Bedroom Detached House**
- **Modern Kitchen/Diner**
- **Highly Sought After Location**
- **Utility Room**
- **Double Driveway**
- **Generous Rear Garden**
- **Integral Garage**
- **Ensuite**
- **Four Double Bedrooms**
- **EPC COMING SOON**

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## Property Description

Situated within a highly regarded and much sought after residential estate in Alwoodley, this immaculately presented four-bedroom detached house enjoys an enviable plot within a quiet cul-de-sac and benefits from a double driveway, integral garage and a generous sunny rear garden. The property offers versatile and spacious accommodation throughout including an integral garage with scope for conversion into further living accommodation (STP). It is within catchment of highly regarded schools in addition to a selection of popular amenities and leisure facilities. The property is offered to the market with NO ONWARD CHAIN.

### INTERIOR

#### Ground Floor

A sheltered front door opens onto an entrance porch where carpeted stairs to the right rise to the first-floor landing, and a door directly head provides access to the beautifully presented LIVING ROOM. The living room is laid to wood laminate flooring and overlooks the front of the property through a large, double-glazed window allowing for an abundance of natural light. A handy alcove to one corner of the room is currently set up as a dedicated working space. An internal door from the living room leads through to the stylish KITCHEN DINER with adjoining UTILITY. The kitchen itself is fitted with a selection of stylish, high-quality wall and base units incorporating a fridge/freezer, bespoke wine fridge, electric oven and grill and an electric hob with overhead extractor. To the opposite side of the room is a dedicated dining space leading directly onto the rear garden through patio doors. Both the kitchen and dining areas are successfully zoned by a peninsula breakfast bar offering additional seating. To the rear of the kitchen can be accessed an adjoining utility room which offers space and plumbing for a tumble dryer and washing machine.

#### First Floor

From the ground floor, carpeted stairs rise to the first-floor landing providing access to four double bedrooms, the MASTER BEDROOM opening onto a generous ensuite shower room, connected by a dressing area boasting integral wardrobes. There are THREE further DOUBLE BEDROOMS - one is currently used a dressing room, plus a generous FAMILY BATHROOM comprising a bath with overhead shower, pedestal wash hand basin and WC.

### EXTERIOR

Accessed both from the kitchen/diner and through a timber gate to the side of the property is a spacious, fully enclosed rear garden which has been landscaped to include an elevated, low maintenance artificial lawn, and a large stretch of block paved patio leading to a raised deck - ideal for lounging on sunny days. The garden is not overlooked and feels private and secure, bordered by mature shrubs and trees. To the front, a good-sized driveway offering parking for multiple cars leads to an integral garage. Additionally, there is ample on street parking available if required.



## Gallery

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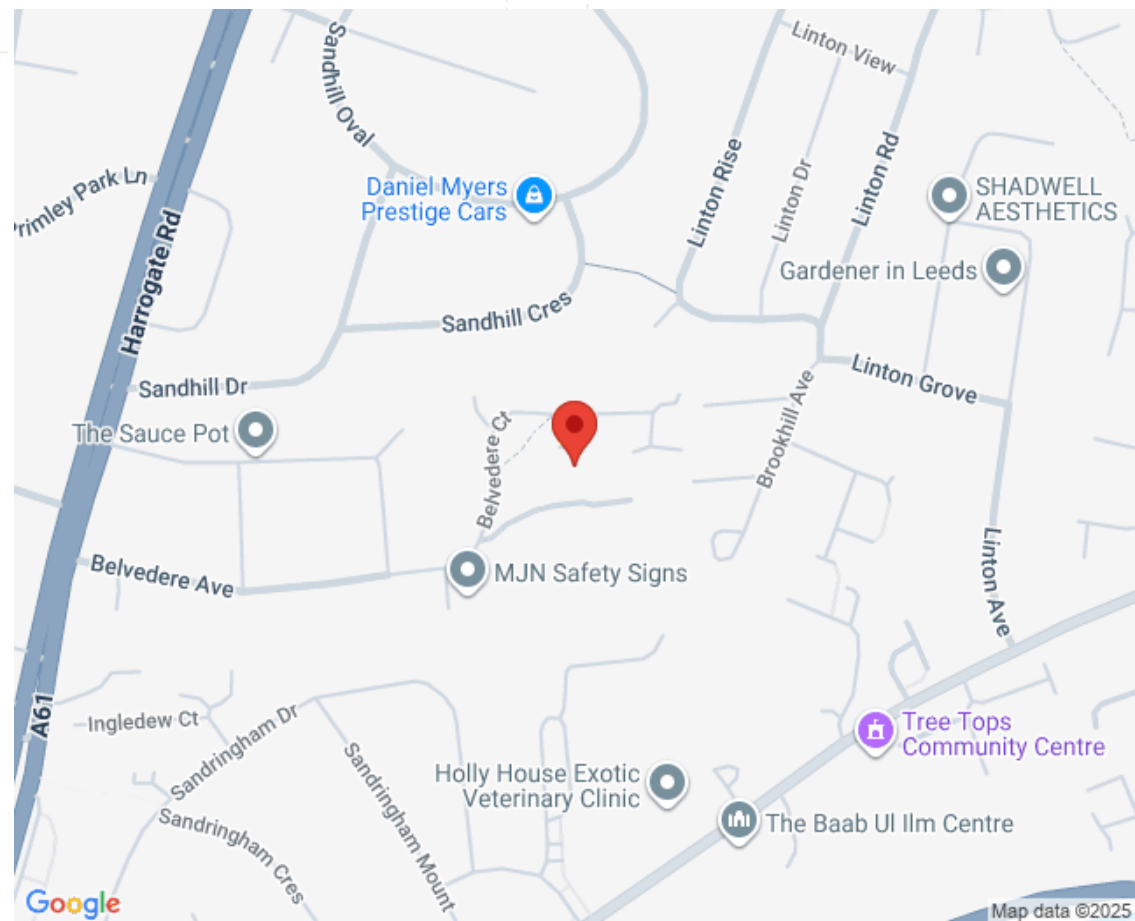
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## Area Description and Map

### Area Description

Conveniently located within easy reach of numerous amenities and leisure facilities within Moortown Corner, Street Lane, the Sainsbury's complex on King Lane and the David Lloyd leisure centre; the property is also within easy reach of a variety of popular golf courses and reputable primary and secondary schools. The estate itself links to Harrogate Road connecting to the outer ring road leading to Harewood, Harrogate, Wetherby and York, whilst regular transport links provide access to Leeds city centre - making its position ideal for commuters and busy families.



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## Gallery

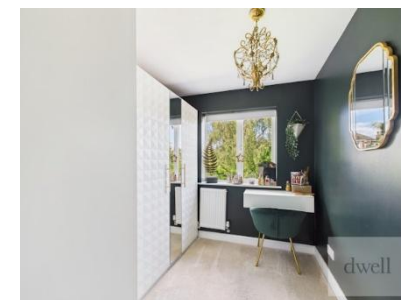
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# Floor Plan

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## Floor Plan - Total floor area 104.3



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy  
Performance  
Rating

COMING  
SOON